



**COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES AND HARBORS**

May 7, 2002



**STAN WISNIEWSKI**  
DIRECTOR

**KERRY GOTTLIEB**  
CHIEF DEPUTY

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ASSIGNMENT OF JOINT VENTURER'S INTEREST  
DEL REY SHORES ENTITIES (PARCELS 100S, 101S, AND 104R)  
LEASE NOS. 8696, 10023, AND 14766 - MARINA DEL REY  
(FOURTH DISTRICT)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed assignments of a joint venturer's interest in the leasehold interests in Parcels 100S, 101S, and 104R are categorically exempt under the provisions of California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.
2. Approve and authorize the Chairman of the Board of Supervisors to sign three copies each of the Consents to Assignment of Joint Venture Interest (Consents) allowing Kirk Douglas and Anne Douglas, Trustees of the Kirk Douglas and Anne Douglas Declaration of Trust, dated June 9, 1989, (Douglas Trust) to assign their 50% interests in Parcels 100S, 101S, and 104R to Bryna Investments, L.P., a California Limited Partnership
3. Instruct the Executive Officer of the Board to acknowledge and return two (2) copies of each executed Consent to the Department of Beaches and Harbors.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Parcels 100S, 101S and 104R are each held by joint ventures. Kirk Douglas and Anne Douglas, Trustees of the Douglas Trust, owners of 50% leasehold interest in Parcels 100S, 101S, and 104R joint ventures, have proposed to assign the Trust's joint venture interest in

the Parcels to a new entity, Bryna Investments, L.P. (Bryna), which the Douglas' own and control. The remaining 50 percent joint venture interest in each of the three parcels will continue to be owned by the Epstein Family Trust, Jerry B. Epstein and Pat T. Epstein, Trustees (Epstein Trust).

Marina del Rey leases provide that the County's consent is required on most lease assignments and that such consent may not be unreasonably withheld. The Department of Beaches and Harbors' policy provides that the County's approval or denial of any assignment will be based upon the following criteria: a) financial condition of the assignee; b) price to be paid for the leasehold as it relates to the existing development or potential development thereon; and, c) management of the leasehold by the new lessee being in the best interest of the total Marina.

Our review has found that Bryna, the proposed assignee in each case, is financially sound; price consideration is immaterial as all three Consents essentially involve only a change in the type of business entity by which the assigning joint venturers hold their interests in the three involved leaseholds; no sale of a leasehold is to take place; and, management of the leasehold will remain unchanged.

#### Implementation of Strategic Plan Goals

This recommendation is consistent with the County's Strategic Plan goal, Service Excellence, in that it allows the realignment of beneficial ownership interests in the leaseholds to accommodate financial and/or estate planning purposes, while maintaining appropriate management of these leaseholds.

#### **FISCAL IMPACT/FINANCING**

There is no impact to the County.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcel 100S consists of 2.95 acres of land and the lessee, Del Rey Shores, a Joint Venture, has improved it with 76 residential units. The County entered into this lease on August 1, 1964.

Parcel 101S consists of 4.91 acres of land and the lessee, Del Rey Shores North, a Joint Venture, has improved it with 125 residential units. The County entered into this lease on September 24, 1965.

Parcel 104R consists of 0.45 acres of land and the lessee, Del Rey Shores Personal

The Honorable Board of Supervisors  
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Warehouse, a Joint Venture, has improved it with 136 units of personal warehouse storage. The County entered into this lease on March 15, 1969.

Each of the above-referenced Joint Ventures is presently owned in equal shares (50% each) by (1) the Douglas Trust and (2) the Epstein Trust.

The Douglas Trust desires to assign its joint venture interest in each of the three Joint Ventures to Bryna. Bryna is 0.5 percent owned by the General Partner, Douglas Ventures, LLC, a Delaware limited liability company, and 99.5 percent owned by the Douglas Trust.

The attached Exhibit A shows the lessee's composition both before and after the assignment of each parcel. In each case, the ultimate beneficiaries remain unchanged. Management of the Parcels will remain unchanged as the existing management team will continue to manage the property after the assignment. The assignee, Bryna, will be assuming all obligations of the assigning Trust with respect to its obligations under the respective leases.

Attached are three copies of the Consent to Assignment of Joint Venture Interest for each parcel. Each Consent document is also accompanied by the appropriate fully executed "Assignment of Joint Venture Interest" and "Acceptance of Assignment of Joint Venture Interest."

County Counsel has reviewed all the Consents and approved the same as to form.

The Small Craft Harbor Commission voted to approve the Director's recommendation that your Board consent to these proposed assignments of joint venture interests.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS**

This proposed lease assignments of joint venture interest are categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

**CONCLUSION**

Please have the Chairman of the Board of Supervisors sign all of the Consents and have the Executive Officer of the Board acknowledge the Chairman's signature, returning two

The Honorable Board of Supervisors  
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Page 4

copies of each executed Consent document to the Department of Beaches and Harbors.

Respectfully submitted,



Stan Wisniewski  
Director

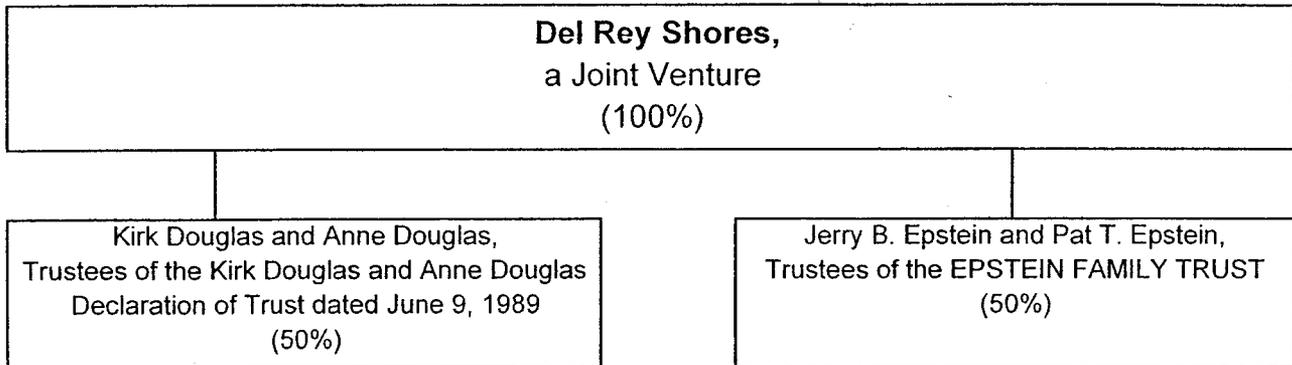
SW:pw

Attachments (12)

c: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor-Controller

PARCEL 100S

Ownership Structure - Before Assignment



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Ownership Structure - After Assignment

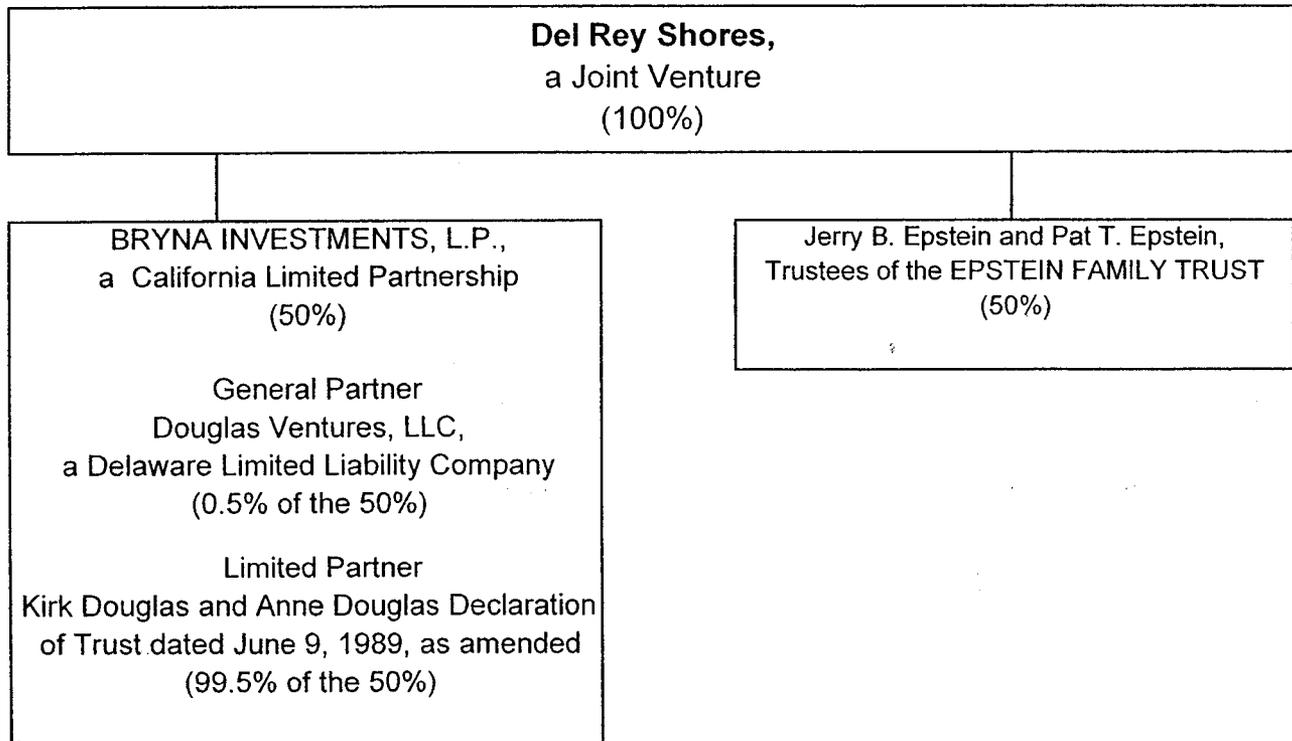
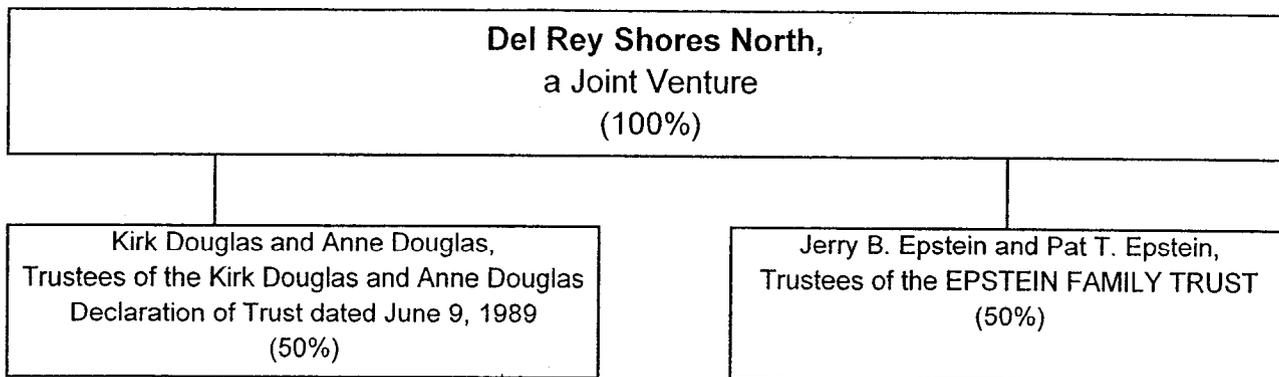


EXHIBIT A

PARCEL 101S

Ownership Structure - Before Assignment.



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Ownership Structure - After Assignment

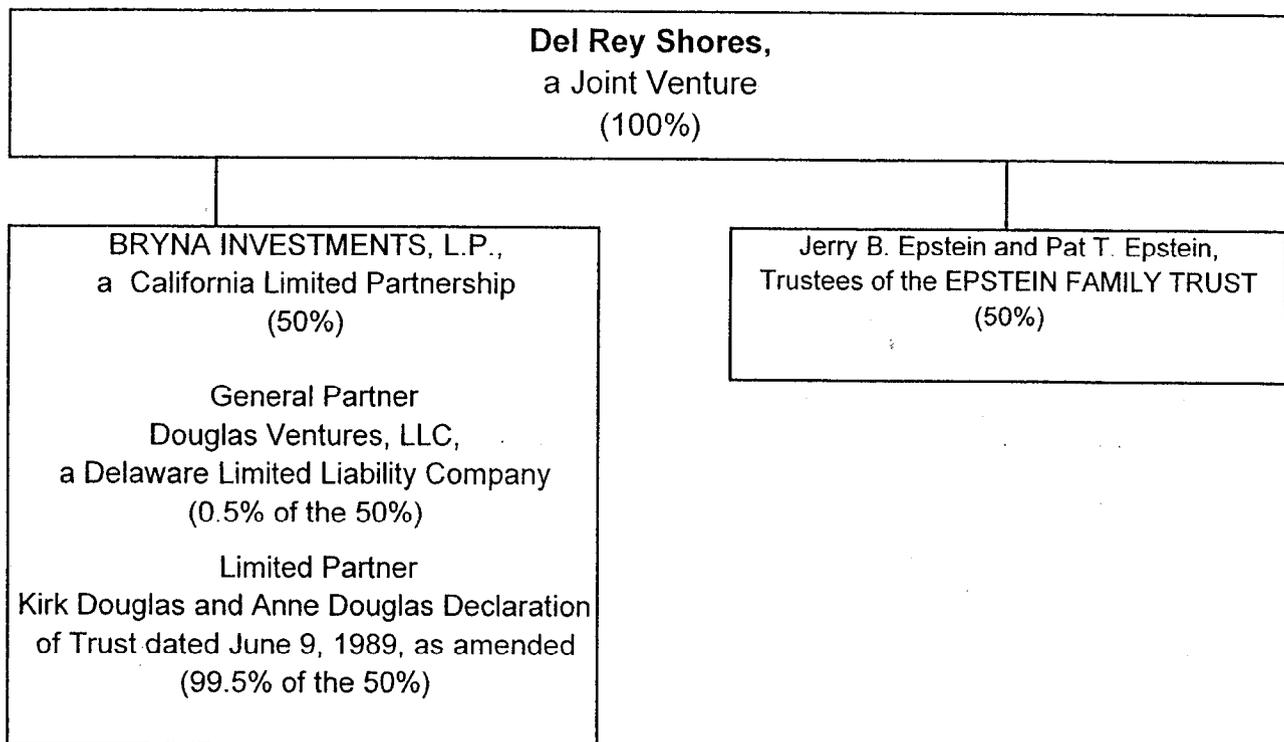
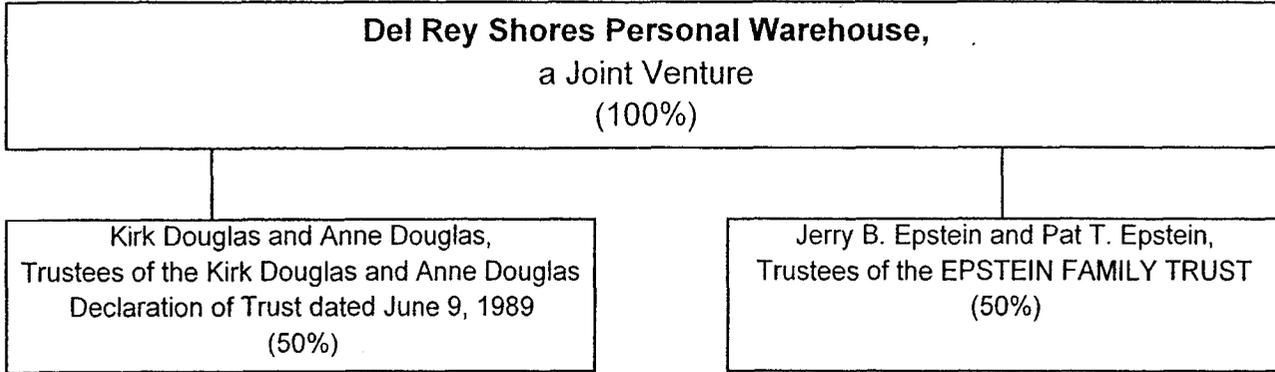


EXHIBIT A

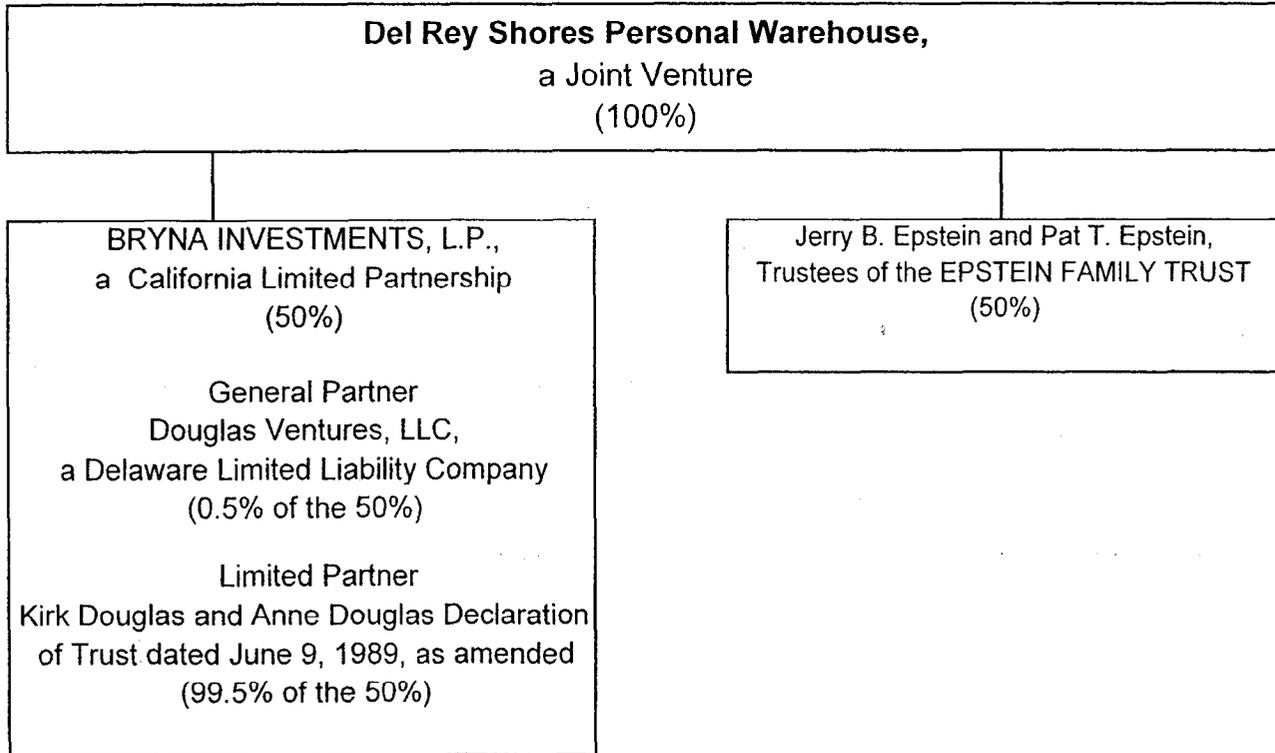
PARCEL 104R

Ownership Structure - Before Assignment



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Ownership Structure - After Assignment



# PARCEL 100

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 8696, dated August 1, 1964 as amended, applicable to those certain premises commonly known as Parcel No. 100S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said

assignment has been closed and County has been notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 8696, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By:   
Deputy

By: \_\_\_\_\_  
Deputy

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 7 1972

HARVEY T. BRANDT  
County Engineer

By *James L. [Signature]* Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 100S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcin Mephee Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcin Mephee Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: Jerry B. Epstein  
Jerry B. Epstein, Trustee

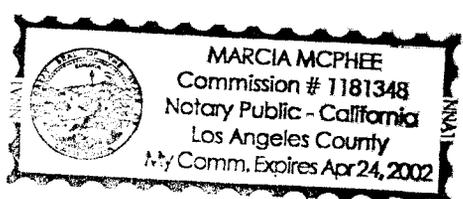
By: Pat T. Epstein  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 17 1972

HARVEY T. BRANDT  
County Engineer

By James L. Lybhardt: Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 100S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

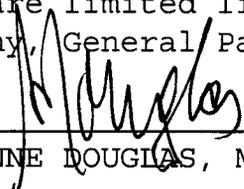
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner



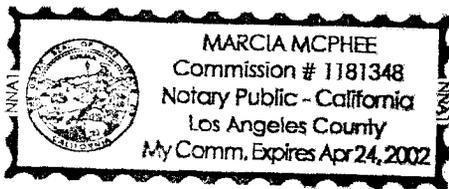
By:   
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA            )  
  )  ss.  
COUNTY OF LOS ANGELES        )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 17 1972

HARVEY T. BRANDT  
County Engineer

By James L. Reynolds: Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 8696, dated August 1, 1964 as amended, applicable to those certain premises commonly known as Parcel No. 100S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said

assignment has been closed and County has been notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 8696, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By:   
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 7 1972

HARVEY T. BRANDT  
County Engineer

By James Lyubovitch Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 100S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Wepler Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Wepler Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: [Signature]  
Jerry B. Epstein, Trustee

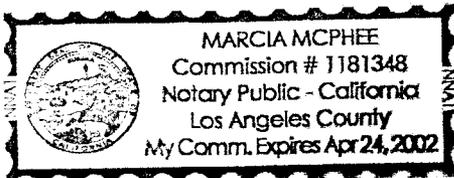
By: [Signature]  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.

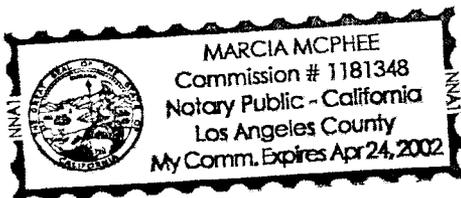


Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 17 1972

HARVEY T. BRANDT  
County Engineer

By James Lynch Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 100S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

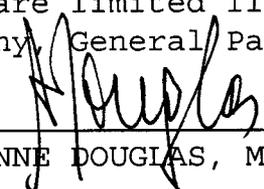
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner



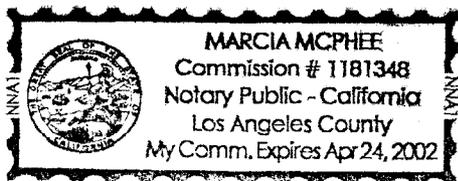
By:   
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA        )  
  )    ss.  
COUNTY OF LOS ANGELES    )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 7 1972

HARVEY T. BRANDT  
County Engineer

By James L. Lyman Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 8696, dated August 1, 1964 as amended, applicable to those certain premises commonly known as Parcel No. 100S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said

assignment has been closed and County has been notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 8696, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By:   
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

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Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 7, 1972

HARVEY T. BRANDT  
County Engineer

By *James L. ...* Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 100S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Wepler

Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Wepler

Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: Jerry B. Epstein

Jerry B. Epstein, Trustee

By: Pat T. Epstein

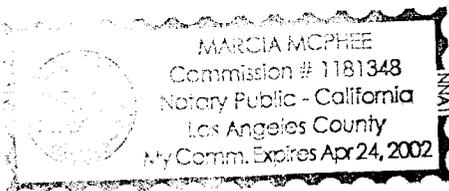
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.

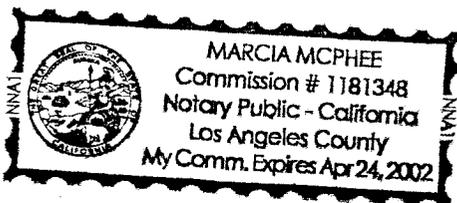


Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 17 1972

HARVEY T. BRANDT  
County Engineer

By James L. ... Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, in DEL REY SHORES, A JOINT VENTURE, the Lessee under that certain Lease dated August 28, 1964, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 100S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

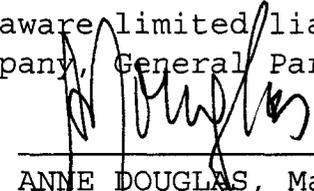
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner

  
\_\_\_\_\_

By:   
\_\_\_\_\_

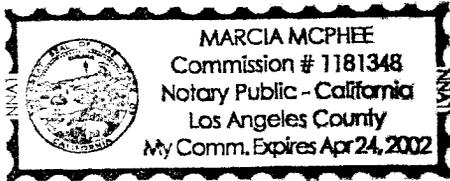
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES        )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 100S

Parcels 300 to 304 inclusive, and 313 to 317 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304, with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly, southeasterly and southerly of the following described line:

Beginning at the intersection of the southerly line of the northerly 26 feet of said Parcel 304 with a line parallel with and 3.5 feet westerly, measured at right angles, from the easterly line of said last mentioned parcel; thence South along said parallel line 483.06 feet to the beginning of a tangent curve concave to the east and having a radius of 901.61 feet; thence southerly along said curve 16.93 feet to the beginning of a reverse curve concave to the northwest and having a radius of 19 feet, said reverse curve being tangent at its westerly terminus to the straight line in the southerly boundary of said Parcel 300; thence southwesterly along said reverse curve 30.20 feet to said southerly boundary.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 101S, 102S, 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 317, 323 to 326 inclusive, 332, 353, 354, and 369, as shown on said map, within

Commencing at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a point in the northwesterly boundary of above described parcel of land, said last mentioned point being the true point of beginning; thence continuing North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the most northerly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the westerly prolongation of the straight line in said last mentioned southerly boundary; thence East along said westerly prolongation 27.45 feet to the southwesterly boundary of said parcel of land; thence northwesterly and northeasterly along the southwesterly and northwesterly boundaries of said parcel of land to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to the northwesterly boundary of above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for access, fire access, sanitary sewer and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
JUL 17 1972

HARVEY T. BRANDT  
County Engineer

By James P. [Signature] Deputy

**PARCEL 101**

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 101S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Mephee

Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Mephee

Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: Jerry B. Epstein  
Jerry B. Epstein, Trustee

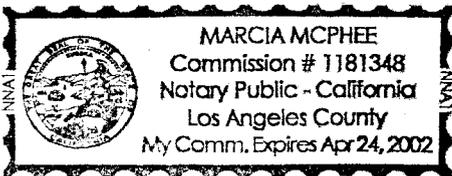
By: Pat T. Epstein  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



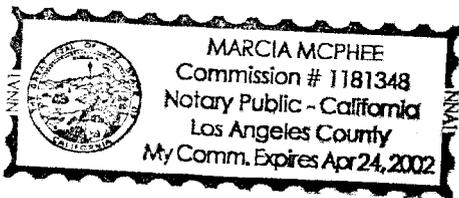
Marcia McPhee

Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee

Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North  $35^{\circ}03'05''$  West to the southeasterly boundary of above described parcel of land; thence South  $54^{\circ}56'55''$  West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North  $35^{\circ}03'05''$  West; thence North  $35^{\circ}03'05''$  West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North  $35^{\circ}52'53''$  West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South  $54^{\circ}56'55''$  West 440.96 feet in the northwesterly boundary of said parcel of land; thence North  $54^{\circ}56'55''$  East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North  $1^{\circ}24'56''$  West 23.42 feet in the easterly boundary of said parcel of land; thence South  $1^{\circ}24'56''$  East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

MAY 19 1972  
HARVEY T. BRANDT  
County Engineer

By James S. [Signature] Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 101S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

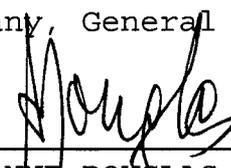
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner

  
\_\_\_\_\_

By:   
\_\_\_\_\_

ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)



LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

APR 14 1972  
HARVEY T. BRANDT  
County Engineer

By James Lynch Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 10023, dated September 24, 1965 as amended, applicable to those certain premises commonly known as Parcel No. 101S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES NORTH, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 10023, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By: *Richard P. Wiers*  
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

MAY 14 1972  
HARVEY T. BRANDT  
County Engineer

By James L. [Signature] Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 101S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Mefee

Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Mefee

Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: [Signature]

Jerry B. Epstein, Trustee

By: [Signature]

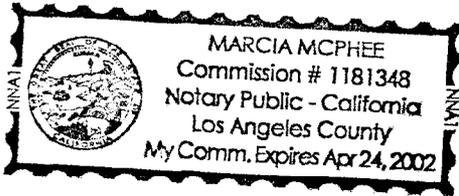
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA        )  
  )    ss.  
COUNTY OF LOS ANGELES    )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA        )  
  )    ss.  
COUNTY OF LOS ANGELES    )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

APR 14 1972  
HARVEY T. BRANDT  
County Engineer

By James R. [Signature] Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 101S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

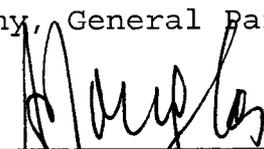
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner



By: 

ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)



LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

MAY 14 1972  
HARVEY T. BRANDT  
County Engineer

By James R. [Signature] Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 10023, dated September 24, 1965 as amended, applicable to those certain premises commonly known as Parcel No. 101S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES NORTH, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 10023, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:

VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By: *Paul D. Weiss*  
Deputy

By: \_\_\_\_\_  
Deputy

## LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North  $35^{\circ}03'05''$  West to the southeasterly boundary of above described parcel of land; thence South  $54^{\circ}56'55''$  West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North  $35^{\circ}03'05''$  West; thence North  $35^{\circ}03'05''$  West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North  $35^{\circ}52'53''$  West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South  $54^{\circ}56'55''$  West 440.96 feet in the northwesterly boundary of said parcel of land; thence North  $54^{\circ}56'55''$  East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North  $1^{\circ}24'56''$  West 23.42 feet in the easterly boundary of said parcel of land; thence South  $1^{\circ}24'56''$  East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

MAR 14 1972  
HARVEY T. BRANDT  
County Engineer

By James H. [Signature] Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 101S, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Mephee

Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Mephee

Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES NORTH, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: [Signature]

Jerry B. Epstein, Trustee

By: [Signature]

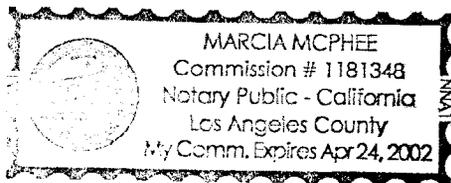
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA            )  
  )    ss.  
COUNTY OF LOS ANGELES        )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.

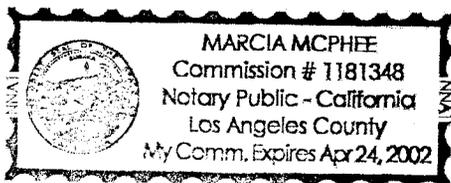


Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA            )  
  )    ss.  
COUNTY OF LOS ANGELES        )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North  $35^{\circ}03'05''$  West to the southeasterly boundary of above described parcel of land; thence South  $54^{\circ}56'55''$  West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North  $35^{\circ}03'05''$  West; thence North  $35^{\circ}03'05''$  West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North  $35^{\circ}52'53''$  West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South  $54^{\circ}56'55''$  West 440.96 feet in the northwesterly boundary of said parcel of land; thence North  $54^{\circ}56'55''$  East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North  $1^{\circ}24'56''$  West 23.42 feet in the easterly boundary of said parcel of land; thence South  $1^{\circ}24'56''$  East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

JUN 14 1972  
HARVEY T. BRANDT  
County Engineer

By James Sigurdson Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES NORTH, A JOINT VENTURE, the Lessee under that certain Lease dated September 24, 1965, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, as Lessee, covering the leased premises described therein, commonly known as Parcel Number 101S of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

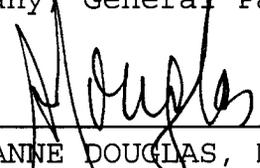
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company General Partner



By: 

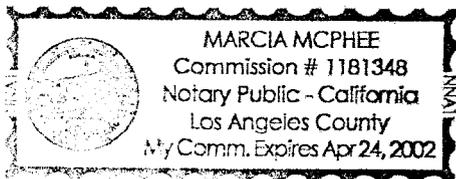
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA            )  
  )  ss.  
COUNTY OF LOS ANGELES        )

On SEPT 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North  $35^{\circ}03'05''$  West to the southeasterly boundary of above described parcel of land; thence South  $54^{\circ}56'55''$  West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North  $35^{\circ}03'05''$  West; thence North  $35^{\circ}03'05''$  West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North  $35^{\circ}52'53''$  West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South  $54^{\circ}56'55''$  West 440.96 feet in the northwesterly boundary of said parcel of land; thence North  $54^{\circ}56'55''$  East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North  $1^{\circ}24'56''$  West 23.42 feet in the easterly boundary of said parcel of land; thence South  $1^{\circ}24'56''$  East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

APR 14 1972  
HARVEY T. BRANDT  
County Engineer

By Jane Lynch Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 10023, dated September 24, 1965 as amended, applicable to those certain premises commonly known as Parcel No. 101S, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES NORTH, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 10023, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By: *Richard J. Wiers*  
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

Marina Del Rey  
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of  $35^{\circ}03'05''$  a distance of 61.18 feet; thence South  $54^{\circ}56'55''$  West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ}03'05''$  a distance of 27.53 feet; thence South  $54^{\circ}56'55''$  West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South  $36^{\circ}00'53''$  East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of  $23^{\circ}06'08''$  a distance of 326.60 feet; thence South  $12^{\circ}54'45''$  East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North  $1^{\circ}24'56''$  West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South  $88^{\circ}35'04''$  West 4.00 feet; thence North  $1^{\circ}24'56''$  West 5.00 feet; thence North  $88^{\circ}35'04''$  East 4.00 feet to said last mentioned straight line; thence North  $1^{\circ}24'56''$  West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North  $35^{\circ}03'05''$  West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

MAR 14 1972  
HARVEY T. BRANDT  
County Engineer

By James S. [Signature] Deputy

# PARCEL 104

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 14766, dated April 22, 1969 as amended, applicable to those certain premises commonly known as Parcel No. 104R, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES PERSONAL WAREHOUSE, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 14766, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:

LLOYD W. PELLMAN

COUNTY COUNSEL

ATTEST:

VIOLET VARONA-LUKENS

Executive Officer of  
the Board of Supervisors

By: *Richard J. Weiss*  
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said northeasterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agnes T. Adams Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 104R, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Wepler

Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Wepler

Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: Jerry B. Epstein

Jerry B. Epstein, Trustee

By: Pat T. Epstein

Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.

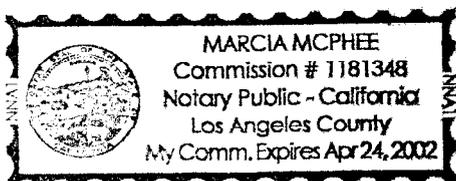


Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwest-erly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said north-easterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agnes T. Alvares Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, covering the leased premises described therein, commonly known as Parcel Number 104R of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

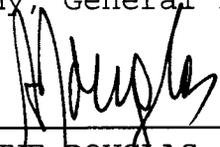
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner

  
\_\_\_\_\_

By:   
\_\_\_\_\_

ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Mephee Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Mephee Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: [Signature]  
Jerry B. Epstein, Trustee

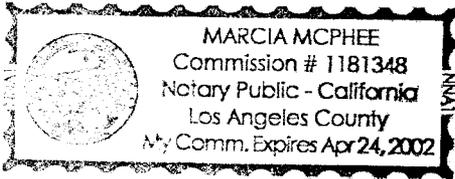
By: [Signature]  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA        )  
  )   ss.  
COUNTY OF LOS ANGELES    )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwest-erly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said north-easterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agnes T. Adams Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 14766, dated April 22, 1969 as amended, applicable to those certain premises commonly known as Parcel No. 104R, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES PERSONAL WAREHOUSE, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 14766, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By:   
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 364, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said northeasterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agustin A. Alvarez Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 104R, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Neff Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Neff Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: [Signature]  
Jerry B. Epstein, Trustee

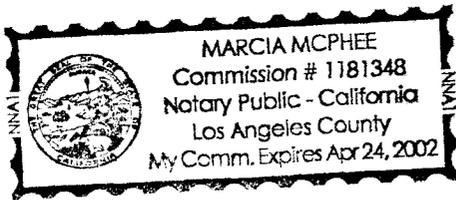
By: [Signature]  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.

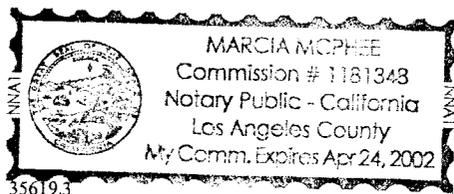


Marcia McPhee  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



35619.3

Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwest-erly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}28'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said north-easterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agust T. Alvarez Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, covering the leased premises described therein, commonly known as Parcel Number 104R of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

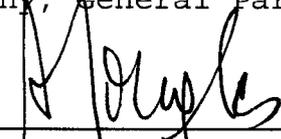
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner



By:   
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)



LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said northeasterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agustin T. Alvarez Deputy

CONSENT TO ASSIGNMENT OF JOINT VENTURE INTEREST

The County of Los Angeles, Lessor under that certain Lease No. 14766, dated April 22, 1969 as amended, applicable to those certain premises commonly known as Parcel No. 104R, Marina del Rey Small Craft Harbor, County of Los Angeles, which parcel is more particularly and legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Lease"), does hereby consent to the assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 (hereinafter "Assignor"), in and to the present Lessee, DEL REY SHORES PERSONAL WAREHOUSE, A JOINT VENTURE, to BRYNA INVESTMENTS, L.P., a California limited partnership, the Assignee. County further agrees that upon the effective date of said assignment, Assignor shall be fully relieved of any and all obligations under said Lease accruing on and after the effective date of the assignment, it being further understood and agreed that this consent is subject to the following express conditions:

- (a) This Consent to Assignment shall be null and void and of no further force or effect until and unless the assignment above referred to is complete and irrevocable in all respects and any escrow opened to accomplish said assignment has been closed and County has been

notified of said closure within 30 days of this Consent to Assignment;

- (b) This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform all obligations, past, present and future, created by the terms, covenants, and conditions of said Lease on the part of Assignee in its capacity as joint venturer of Lessee;
- (c) This assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon the Assignee whether or not the Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement; and
- (d) This Consent to Assignment is subject to the additional condition that no further assignment or sublease of said Lease No. 14766, nor any portion or interest thereof, shall be made without the written consent of County as Lessor having first been obtained thereto in accordance with the provisions of Section 22 of said Lease.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

COUNTY OF LOS ANGELES

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
LLOYD W. PELLMAN  
COUNTY COUNSEL

ATTEST:  
VIOLET VARONA-LUKENS  
Executive Officer of  
the Board of Supervisors

By: *Richard W. [Signature]*  
Deputy

By: \_\_\_\_\_  
Deputy

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said northeasterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agustin A. Alvarado Deputy

ASSIGNMENT OF JOINT VENTURE INTEREST

KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989, a 50% joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, do hereby assign, transfer, grant, convey, and set over unto BRYNA INVESTMENTS, L.P., a California limited partnership, without recourse, all of their right, title and interest in and to their 50% joint venture interest in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into between the County of Los Angeles, as Lessor, and Roy Norris, Harold Wiseman and Jerry B. Epstein, as Lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, hereinafter sometimes referred to as Parcel Number 104R, Marina del Rey, legally described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD THE SAME for and during all the rest, residue and remainder of the term of the Lease, and the renewals thereof, as set forth in the Lease Agreement.

EFFECTIVE Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

Marcia Mephee Kirk Douglas

KIRK DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

Marcia Mephee Anne Douglas

ANNE DOUGLAS, Trustee of the  
KIRK DOUGLAS AND ANNE DOUGLAS  
DECLARATION OF TRUST dated  
June 9, 1989

The undersigned hereby consents to the admission, as of the date hereof, of BRYNA INVESTMENTS, L.P., a California limited partnership as a substituted joint venturer in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE.

EPSTEIN FAMILY TRUST

By: Jerry B. Epstein  
Jerry B. Epstein, Trustee

By: Pat T. Epstein  
Pat T. Epstein, Trustee

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT. 5, 2001, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared KIRK  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee

Notary Public in and for said  
County and State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On SEPT 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee

Notary Public in and for said  
County and State

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

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Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agustin A. Alvarez Deputy

ACCEPTANCE OF ASSIGNMENT  
OF JOINT VENTURE INTEREST

BRYNA INVESTMENTS, L.P., a California limited partnership, does hereby accept the foregoing Assignment of the 50% joint venture interest of KIRK DOUGLAS and ANNE DOUGLAS, TRUSTEES OF THE KIRK DOUGLAS and ANNE DOUGLAS DECLARATION OF TRUST dated June 9, 1989 in DEL REY SHORES PERSONAL WAREHOUSES, A JOINT VENTURE, the Lessee under that certain Lease dated April 22, 1969, as amended, made and entered into with the County of Los Angeles, as Lessor, and ROY NORRIS, HAROLD WISEMAN and JERRY B. EPSTEIN, covering the leased premises described therein, commonly known as Parcel Number 104R of Marina del Rey, and hereby assumes and agrees to perform all obligations, past, present and future created by the terms, covenants, and conditions of said Lease on the part of said Joint Venturer therein named to be performed.

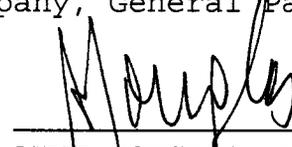
Dated this 5<sup>th</sup> day of September, 2001.

WITNESS:

BRYNA INVESTMENTS L.P., a  
California limited partnership

By: DOUGLAS VENTURES, LLC, a  
Delaware limited liability  
company, General Partner



By: 

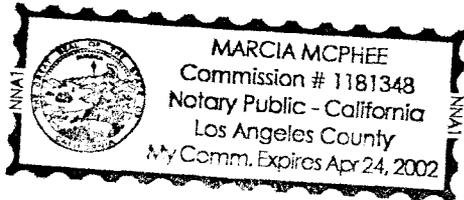
ANNE DOUGLAS, Manager

(Exhibit "A" - Legal Description Furnished by the Department)

STATE OF CALIFORNIA            )  
  )  ss.  
COUNTY OF LOS ANGELES        )

On SEPT 5, 2001, before me, MARCIA MCPHEE,  
a notary public in and for said state, personally appeared ANNE  
DOUGLAS, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed  
to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on  
the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

WITNESS my hand and official seal.



Marcia McPhee  
Notary Public in and for said  
County and State

LEGAL DESCRIPTION

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

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Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED  
December 22, 1976  
STEPHEN J. KOONCE  
Acting County Engineer

By Agustin Alvarez Deputy